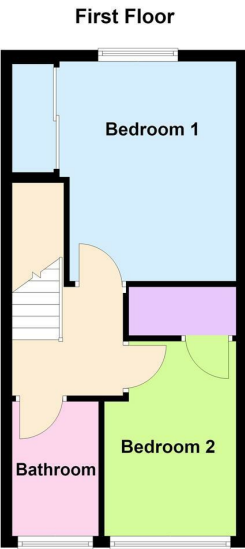
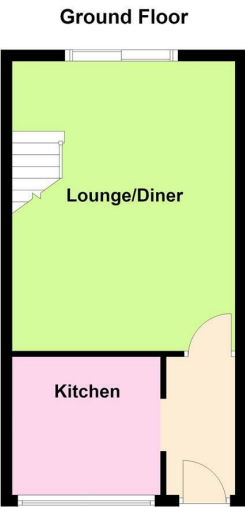


FLOOR PLAN

DIMENSIONS

- Hall
- Kitchen**
7'11 x 8' (2.41m x 2.44m)
- Lounge Diner**
16'8 x 11'9 (5.08m x 3.58m)
- Landing
- Bedroom One**
13' x 8'11 (3.96m x 2.72m)
- Bedroom Two**
10'7 x 6'8 (3.23m x 2.03m)
- Bathroom**
7'9 x 4'10 (2.36m x 1.47m)

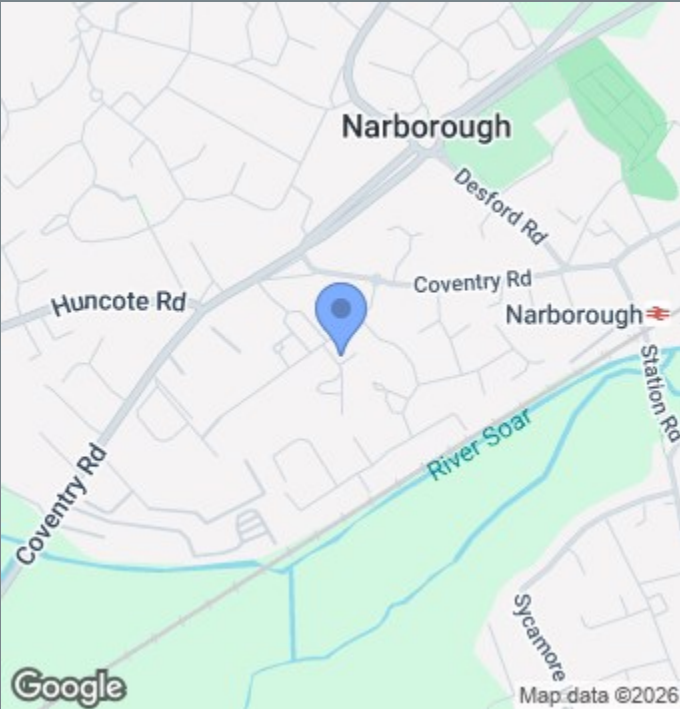


OVERVIEW

- Ideal First Time Or Investment Buy
- No Onward Chain
- Great Location
- Hallway & Kitchen
- Spacious Lounge Diner
- Two Bedrooms
- Bathroom
- Parking To Rear
- Lovely Garden
- EER - tbc, Freehold, Tax -

LOCATION LOCATION....

Drovers Way enjoys an enviable position on the popular Pastures development in Narborough, a modern family-friendly neighbourhood known for its attractive green spaces, welcoming community & excellent everyday convenience. Just a short walk away are a range of local shops, caf  s, a supermarket, healthcare facilities & everyday amenities, while nearby Fosse Park offers an outstanding selection of high street retailers, restaurants, leisure facilities & a cinema. Families are particularly well catered for with well-regarded schools, children's play areas, sports clubs & the beautiful Whistle Way, a landscaped green corridor perfect for walking, cycling & enjoying the outdoors. Everards Meadows, with its riverside walks, caf   & open countryside, is also close by, providing a wonderful escape for nature lovers. Narborough railway station is within easy reach, offering direct services to Leicester & Birmingham, while the M1, M69, A47 & A5460 provide excellent road links for commuters. With its superb blend of modern amenities, green open spaces, strong community spirit & outstanding transport connections, Drovers Way is a fantastic place to call home.



THE INSIDE STORY

Offered to the market with no onward chain, this lovely home presents a fantastic opportunity for first-time buyers looking to step onto the property ladder or investors seeking a well-located addition to their portfolio. Enjoying a great location, the property offers comfortable accommodation, a private garden and off-road parking, making it a home that's ready to move into and enjoy. The welcoming entrance hall leads through to the kitchen, which offers ample storage and workspace for everyday cooking, before opening into the spacious lounge diner. Designed with modern living in mind, this generous reception room provides plenty of space for both relaxing and dining, making it perfect for cosy evenings in, entertaining family and friends or simply enjoying day-to-day life. Patio doors allow natural light to flood the room while providing direct access to the rear garden, seamlessly blending indoor and outdoor living during the warmer months. Upstairs, the landing leads to two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, offering excellent storage, while the second bedroom features a useful built-in cupboard and is ideal as a guest room, child's bedroom or home office. Completing the first floor is the family bathroom. Outside, the property continues to impress with allocated parking to the rear for added convenience. The enclosed rear garden is a lovely space to unwind, featuring a patio that's perfect for al fresco dining or enjoying a morning coffee, alongside a lawn providing room for children, pets or keen gardeners to make the most of. Combining a sought-after location, well-balanced accommodation and the added advantage of no onward chain, this is a wonderful home offering an excellent opportunity for buyers looking to move straight in or invest in a popular area.

